

# TRC PARK **TIMIȘOARA**

- New industrial /warehouse units
- Premium location for in-city logistics and production
- Flexible units from 800 sqm

**For rent**



# TRC PARK TIMIȘOARA

Optimum locational advantages

Located in Giarmata, Timiș County, just minutes away from the A1 highway

Ideal conditions for domestic and international distribution

## Accommodation

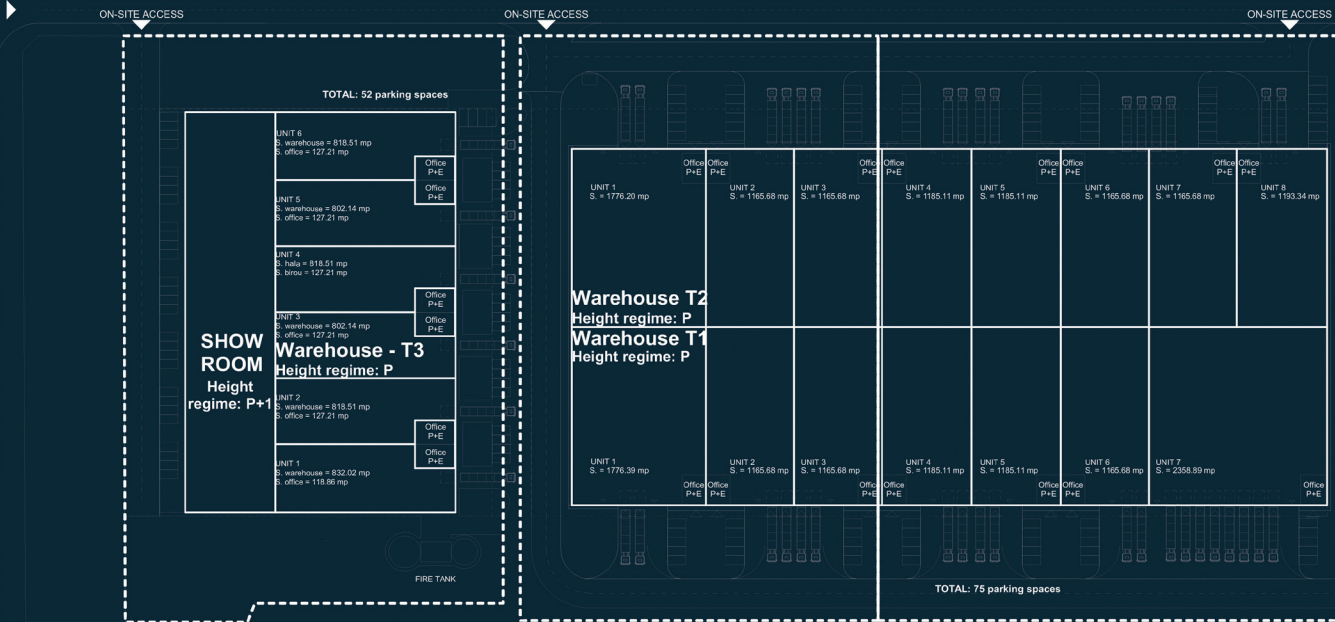
All areas are approximated on BOMA standards

	Unit	Warehouse space (sqm)	Office space (sqm)	Total rentable area (sqm)
T1	1	12591.14	432	13023.14

	Unit	Warehouse space (sqm)	Office space (sqm)	Total rentable area (sqm)
T2	1	5177.35	288	5465.35

T3

	Unit	Warehouse space (sqm)	Office space (sqm)	Total rentable area (sqm)
T3	1	832.02	118.86	955.34
	2	818.51	127.21	950.18
	3	802.14	127.21	933.81
	4	818.51	127.21	950.18
	5	802.14	127.21	933.18
	6	818.51	127.21	950.18





## TECHNICAL SPECIFICATIONS

### Units T1+T2+T3

Structural system: 12 x 24 m

Clear height 6-12 m(5 m for showroom area)

Imposed load on floors: 3.5-4 tons/sqm

Drive-In and loading docks: 1pc/every 800 sqm

Edge walls made of sandwich panels having a thickness of 100 mm

Precast concrete wall panels(for docking areas)

Industrial sectional doors

Sprinkler system to be provided according to Romanian norms and regulations

Industrial lighting system with LED

## OFFICE AREA

### FLOORS

Reinforced concrete

Tarket and ceramic tiles depending on the area

### PARTITION WALLS

Drywall partition system with white washable finish

MDF(Medium Density Fiberboard) interior doors

### CEILING

Clear height 2.7 m

### LIGHTING SYSTEM

60 x 60 cm recessed LED panel lights

Emergency escape lighting system on escape routes

500 LUX for office areas

250 LUX for hallways and staircases

150 LUX for sanitary areas

### HEATING SYSTEM

Multi-split cooling system

Electrical hot water boilers

Destratification fans on gas

## OUTER SITE

Green areas and water supply according to local norms and regulations

Parking lot(according to project drawings)

LED outer lighting system with a 10 LUX illumination level measured at 10m away from the unit

## SHOWROOM

Total rentable area: 5360 m<sup>2</sup>

Structural system: 12 x 24 m

Clear height: 5 m

Imposed load on floors: 3.5 tons/ m<sup>2</sup>

Flatness tolerance: 3mm/2m

Sprinkler system to be provided according to Romanian norms and regulations

### STRUCTURAL SYSTEM

Reinforced Concrete and Structural Steel

Dimensions as per project drawings

### WALLS

Edge walls made of sandwich panels having a thickness of 100mm

### ROOF

Sandwich panels with corrugated steel sheets and rock wool insulation

Roofing membrane warranty period of 15 years

Smoke hatches/outlets according to national norms and regulations

### FLOORS

Imposed load of 3.5 tons / m<sup>2</sup>

Polished concrete flooring

Flatness tolerance of 3mm below 2 m, below the 2 m bar

### FIRE DETECTION SYSTEM

Fire alarm with central unit and control panel

Overground valve hydrants on the perimeter of the unit

Sprinkler system with normal fire sprinkler heads

## OFFICE AREAS

### FLOOR

Floors: reinforced concrete

Tarket and ceramic tiles depending on the area

### PARTITION WALL SPECIFICATIONS

Drywall partition system with white washable finish

MDF (Medium Density Fiberboard) interior doors

### CEILING

Clear height of 2.7 m

Mineral fibre acoustic ceilings

### LIGHTING SYSTEM

60 x 60 cm recessed LED panel lights

Emergency escape lighting system on escape routes

500 lux for office areas

250 lux for hallways and staircases

150 lux for sanitary areas

### HVAC SYSTEMS

Multi-split cooling system

Heat electric radiators

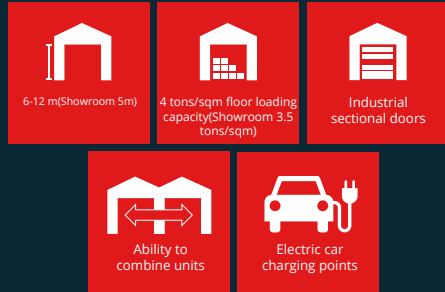
Hot water electric boilers



# Units T1+T2+T3

## Class A specifications

TRC Park Timisoara offers a range of brand new units built to Class A specifications available individually or combined.



## Terms

Available for lease on terms to be agreed



# Sustainability

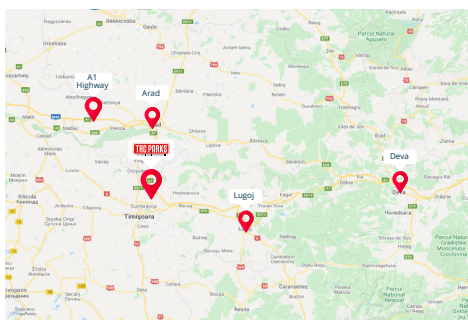
Efficient and sustainable warehouses right from the start. Using the latest solutions to reduce our CO2 footprint and reach carbon neutral operations by 2030.

## Sustainability initiatives will include:

- Electric vehicle charging points
- Photovoltaic panels on some units
- High performance insulated sandwich panels and roof materials
- BREEAM Target „Very Good“
- LED Illuminating



# TRC PARK TIMIȘOARA



[www.trcparks.ro/en](http://www.trcparks.ro/en)

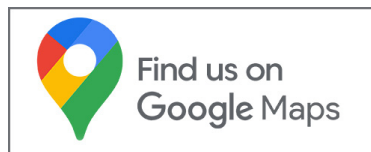
## Travel Distances

### Road:

<u>A1 Highway</u>	5min (4km)
<u>Timisoara City Center</u>	24min (12.5 km)
<u>Arad City-centre</u>	32min (45km)
<u>Lugoj</u>	42min (64.7km)
<u>Deva</u>	1h 34 min (148km)

### Airport:

Traian Vuia International Airport Timisoara	11min (8km)
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## Sales Department

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